Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3/48-50 Zeally Bay Road Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$620,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$610,000	Property type		Unit		Suburb	Torquay
Period-from	01 Aug 2019	to	31 Jul 2	020	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
3/4 Pearl Street Torquay VIC 3228	\$580,000	08-Aug-19	
8/2A Anderson Street Torquay VIC 3228	\$590,000	25-Oct-19	
2/63 Cowrie Road Torquay VIC 3228	\$620,000	10-Jun-20	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

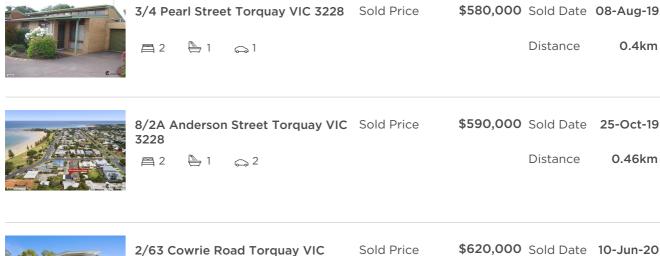
This Statement of Information was prepared on: 04 August 2020



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2/63 Cowrie Road Torquay VIC 3228			Sold Price	\$620,000	Sold Date	10-Jun-20
昌 2	1	⇔1			Distance	0.6km

RS = Recent sale UN = Undisclosed Sale

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